
**Z-2585
DJS LEASING, LLC
R1 TO GB**

**STAFF REPORT
October 9, 2014**

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, who is the owner and represented by attorney Daniel Teder, is requesting a rezoning of 1.11 acres from R1 to GB. No proposed use has been given. This site is located on the south side of US 52 West (formerly known as SR 25) between Old Romney Road and South Beck Lane, more specifically 241 Teal Road West, Lafayette, Fairfield 31(SE) 23-4.

ZONING HISTORY AND AREA ZONING PATTERNS:

The site in question is zoned R1 as is the land directly west, which is a very shallow pie-shaped parcel lining Teal Road. This R1 zoning is a leftover from the original zoning patterns which covered much of the surrounding land. GB zoning is located to the east, north, northwest, west and southwest. PDRS zoning borders this site on the south.

AREA LAND USE PATTERNS:

Two single-family homes and a detached garage currently occupy the site. East of the property in question is a pre-owned vehicles sales lot; a multi-family development borders to the south. West and southwest of the site in question are a single-family home and an agricultural field, respectively. North across Teal (now US 52) is Bobcat of Lafayette (equipment rental, sales and service) and a roofing/siding operation is located to the northwest. A handful of single-family homes can still be found in the area among the many businesses.

TRAFFIC AND TRANSPORTATION:

The subject property has frontage and access to Teal Road West. This road was formerly known as SR 25 W but is now designated by INDOT as US 52 W. This road is classified as an Urban Primary Arterial. Traffic counts taken in 2006 indicate that over 14,000 vehicles pass this site daily. A new driveway permit from INDOT will need to be sought before any commercial development can occur.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

City utilities serve the site.

A Type C bufferyard, 20 feet in width, is required where GB zoning abuts R1 (to the west) and also where it abuts the residential portion of a planned development (to the south).

STAFF COMMENTS:

This area of Lafayette developed with a mix of uses ranging from commercial and industrial, to apartment buildings and single-family homes. No single land use dominates in the vicinity. While there have been some changes in zoning in the area, the mix of uses has remained fairly constant for many years. A few exceptions would be situations where residences have been converted to business uses (such as the roofing and siding business northwest across Teal).

In 2001 the City of Lafayette annexed this part of Fairfield Township. Since then, various road improvements have taken place and sewer and water services are now become available to the area. These improvements facilitated many new developments, including various business, industries and apartment buildings. This part of our community is now primed for development and a single-family home on a busy roadway surrounded by business uses is not the most desirable land use.

Often staff will lobby for Neighborhood Business zoning in areas adjacent to residences and that would not generate regional trips. However in this case, the opportunity to protect residents has passed because the GB zoning pattern has already been established. Petitioner does not have any specific plans for the property at this time, but given its proximity to commercial development, bus service, highways such as US 52 and US 231 and multi-family developments, General Business zoning at this location is appropriate.

STAFF RECOMMENDATION:

Approval